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Leading Perthshire Estate Agency

11 Honeyberry Crescent, Rattray, Blairgowrie, PH10 7RD

Offers Over £125,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

11 Honeyberry Crescent, Rattray, Blairgowrie,
PH10 7RD

Many thanks for your interest in
11 Honeyberry Crescent, Rattray,
Blairgowrie, PH10 7RD.

Next Home Estate Agents dedicate
themselves to be available when you are,
offering an unbeatable service 7 days a
week until 9pm.

We have the largest sales team in
Perthshire, operating from our 5 offices
throughout Perthshire and delivering
more sales than any other estate agent.

Not only are we Perthshire's Number 1
choice but we are also local. One of the
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process.

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If you would like to be kept informed of
other great properties like this one, please
register on our hot buyers list, where we
will email you of new property listings and
property open days.

About the area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland. To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.



Property summary

Next Home are delighted to bring to the market this well-presented 2 bedroom property situated in a popular residential area of Rattray, Blairgowrie.

This property offers spacious accommodation set over 2 level and comprises: entrance hall, spacious lounge/dining room with bay window to the front, kitchen, two double bedrooms with storage and a modern family bathroom. Warmth is offered via gas central heating and the windows are double glazed throughout.

Externally this property benefits from two private parking spaces as well as a patio area ideal for entertaining in the summer months with timber fencing and lawn.



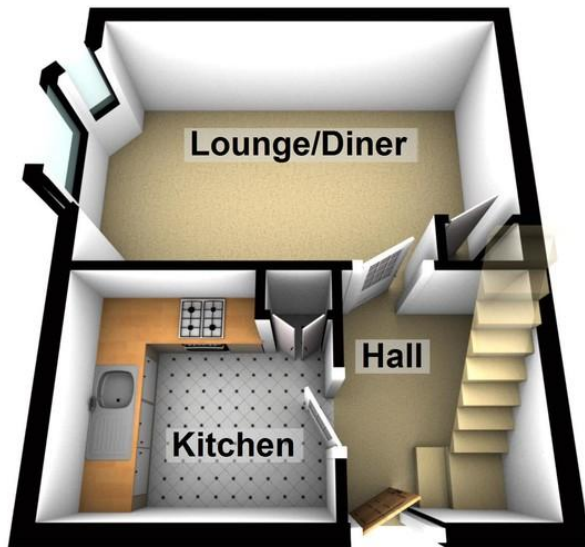
Key property features

- ✓ Ideal for first time buyers
- ✓ Gas central heating
- ✓ 2 double bedrooms
- ✓ Good sized garden
- ✓ Close to local amenities
- ✓ Off-street parking
- ✓ Spacious lounge/dining room
- ✓ Modern bathroom

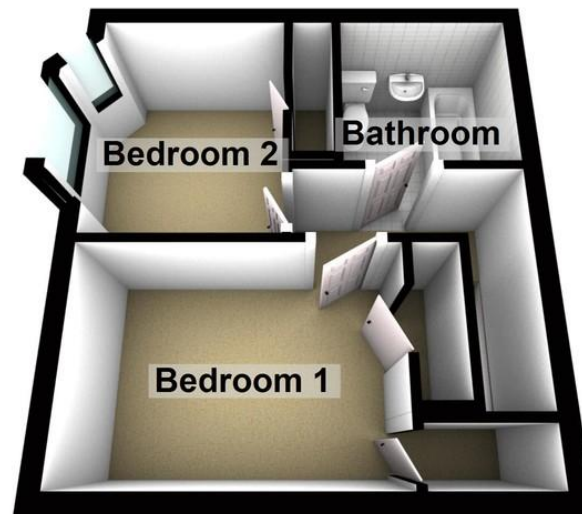


Floorplans

Ground Floor



First Floor





Property Room Sizes

ENTRANCE HALL 7' 5" X 4' 8" (2.26M X 1.42M)

LOUNGE/DINER 19' 9" X 10' 5" (6.02M X 3.18M)

KITCHEN 9' 8" X 7' 4" (2.95M X 2.24M)

BEDROOM 12' 1" X 8' 11" (3.68M X 2.72M)

BEDROOM 10' 1" X 8' 11" (3.07M X 2.72M)

BATHROOM 6' 8" X 5' 8" (2.03M X 1.73M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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